

	BRIDGES Program CERTIFICATE OF PARTICIPATION STATEMENT OF PARTICIPANT OBLIGATIONS		

Housing Agency			
Participant Receiving Subsidy			
Participant's Rent Payment			
Eligible Unit Size	Bedroom(s)	Maximum Allowable Rent:	\$
Date Certificate Issued:			
Date Certificate Expires:			
Signature of Housing Agency Representation:			
Date of Signature			

The State of Minnesota, through the Minnesota Housing Finance Agency, has provided funds to operate the BRIDGES Program. Neither the Minnesota Housing Finance Agency nor the Housing Agency can guarantee that funding will continue beyond the current Minnesota Legislative biennium. The Housing Agency has no obligation to provide any other type of rental assistance after that date. Participation in the Minnesota Housing Finance Agency's Bridges Program will not give the participant priority status on the Housing Agency's federal Section 8 Program waiting list. This document is not a Section 8 certificate.

1. The Housing Agency has determined that the above participant is eligible to participate in the Bridges Program and has issued this Certificate of Participation. The Housing Agency will issue monthly housing subsidy payments to a landlord on behalf of the eligible participant. The participant will pay the landlord the amount designated as Participant Rent and the Housing Agency will pay the balance of the rent (up to the Maximum Allowable Rent) directly to the landlord. The participant is responsible for any other expenses required to rent a unit such as side payments.

2. To receive the housing subsidy, the participant must first locate a dwelling unit containing no more than the number of bedrooms listed under Eligible Unit Size and renting for no more than the amount listed under Maximum Allowable Rent. The unit must meet basic guidelines for safety and sanitary conditions called the "Housing Quality Standards". The property owner must agree to join the participant in signing a lease that is acceptable to the Housing Agency. The owner must also agree to sign a contract with the Housing Agency which outlines payment terms and owner requirements.
3. When the participant finds a dwelling unit and the owner is willing to participate in the Bridges Program, both parties must complete the form entitled "Request for Lease Approval".
4. The completed Request for Lease Approval form must be signed on or before the Date Certificate Expires listed at the beginning of this document and returned to the Housing Agency for review and approval. The Housing Agency will conduct an inspection of the unit to determine whether it meets the Housing Quality Standards. If the unit does not meet these standards, the owner will be requested to make all repairs necessary to make the unit comply. No payment of rent will be made by the Housing Agency until the unit has passed the inspection. After the unit passes inspection, the owner and the participant may finalize the lease. The Housing Agency will prepare and enter into a contract with the owner.
5. This certificate does not obligate the Housing Agency to approve any unit or lease for any participant, owner, or other party. This certificate also does not give a participant an automatic right to participate in the Bridges Program. Participation, and a commitment to provide subsidy, are only finalized if:
 - a. a participant locates an eligible dwelling unit,
 - b. the owner signs a Bridges Contract with the Housing Agency, and
 - c. it is rented under an acceptable lease.

If a household believes it has been discriminated against because of race, color, creed, religion, national origin, sex, marital status, status with regard to public assistance, disability, family status, or sexual orientation, a complaint can be filed with the Minnesota Department of Human Rights.

Participant Obligation

The participant must:

- a. Provide income information and records required to determine initial and continued eligibility for participation in the Bridges Program.

- b. Notify the Housing Agency of any changes in the number of adults in your household.
- c. Lease a privately owned unit in which you have no ownership interest.
- d. Allow the Housing Agency to inspect the dwelling unit at reasonable times and after reasonable notice.
- e. Not sublease the unit or provide accommodations to boarders or others not listed on the approved lease.
- f. Notify the Housing Agency at least 30 days before vacating the unit.
- g. Follow the terms of your lease including:
 - Paying the approved amount of rent to the owner
 - Giving the owner the notice required in the lease if you intend to move.
 - Maintaining your dwelling in a reasonably careful manner to prevent damage.

I hereby accept this Certificate of Participation in the Bridges Program and acknowledge that I understand the obligations of participation.

Signature of Participant:	
Date:	